

# **BOARD OF ADJUSTMENT AGENDA**

**REGULAR MEETING  
MONDAY AUGUST 25, 2014  
4:30 P.M.**



**CITY COUNCIL CHAMBERS**

1. Meeting Called to Order.
2. Roll Call
3. Reading of the Minutes of the July 28th, 2014 Regular Meeting.
4. Public comment period. The general public is invited to address the Board of Adjustment regarding any item on this agenda. The overall and individual speaking time allotments may be limited by the Chair.
5. Consider request of Charles and Mary Lou Diers, Charlie H. Diers, LLC to allow double frontage lots less than 150' at Lots 3, 4 and 5, Block 1, Brooks Hollow Addition.
6. Consider request of David and Jill Sellon, 1704 East Frederiksen, to allow 4 foot overhang on shed.
7. Consider request of David Adler, 1335 Colson, to erect garage that will create insufficient side yard setback.
8. Consider request of Dan Jespersen, DJ's Bar and Grill, 415 South Main, to erect addition that will create insufficient front, rear and side yard setbacks.
9. Re-consider request of Janet Wilcox, 1104 West First Street to allow for handicapped ramp to be partially covered which would encroach on the front yard setback.

**THIS MEETING WAS PRECEDED BY PUBLICIZED NOTICE IN THE FREMONT TRIBUNE AND THE AGENDA DISPLAYED IN THE LOBBY OF THE MUNICIPAL BUILDING AND POSTED ONLINE AT [WWW.FREMONTNE.GOV](http://WWW.FREMONTNE.GOV) AND DISTRIBUTED TO THE BOARD OF ADJUSTMENT, MAYOR AND CITY COUNCIL ON AUGUST 21, 2014 AND IS OPEN TO THE PUBLIC. A COPY OF THE AGENDA WAS KEPT CONTINUALLY CURRENT AND AVAILABLE TO THE PUBLIC AT 400 EAST MILITARY, 3<sup>RD</sup> FLOOR. A COPY OF THE OPEN MEETING LAW IS POSTED CONTINUALLY FOR PUBLIC INSPECTION LOCATED NEAR THE COUNCIL CHAMBERS ENTRANCE DOOR BY THE AGENDAS. THE BOARD OF ADJUSTMENT RESERVES THE RIGHT TO ADJUST THE ORDER OF ITEMS ON THIS AGENDA.**

## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** August 20, 2014

**SUBJECT:** Request of Charles and Mary Lou Diers, Charlie H. Diers, LLC to allow double frontage lots less than 150' deep for Lots 3, 4 and 5, Block 1, Brooks Hollow Addition.

**Recommendation:** Recommend approval of the allowance for double fronted lots less than 150' deep for Lots 2, 3, 4 and 5, Block 1, Brooks Hollow Addition.

**Background:** Brooks Hollow Addition is a new subdivision currently in the platting process with the City of Fremont. In connecting this development with the development to the north, proposed Summerwood Drive is forced to jog to the west to properly line up with existing Summerwood Drive. This jog forces these lots to become less than 150' in depth. This reduction in depth is completely unavoidable.

Since the time of the original application, it has been pointed out that Lot 2 is also of 150' deep on its north property line by 0.14 feet so it will need to be included in this motion.

**Required Findings:**

- (a) The strict application of the zoning regulations will produce an undue hardship.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance.
- (d) The granting of the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this zoning regulations.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.

*signs  
done  
8-1-14*

Variance # \_\_\_\_\_

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS  
**BOARD OF ADJUSTMENT**

**APPLICATION FOR VARIANCE**

*CHARLES H. DIERS & MARY LOU DIERS*

Applicant CHARLES H. DIERS, LLC

Site Address \_\_\_\_\_

Phone Number \_\_\_\_\_

E-Mail \_\_\_\_\_

Legal Description of Property Involved:

Lots 3, 4 & 5 Block 1

Subdivision BROOKS HOLLOW ADDITION

Present/Future Use of Property

PRESENT - AGRICULTURAL

FUTURE - SINGLE FAMILY RESIDENTIAL

DO NOT WRITE IN THIS SPACE	
DATE RECEIVED	<u>8-1</u>
SIGN POSTED	<u>8-15</u>
Board of Adjustment Action	
HEARING DATE	<u>8-25</u>
APPROVED	_____
CONDITIONS	_____ (SEE ATTACHED)
LETTER SENT	_____
FEE PD (\$60.00)	<u>yes</u>

Site Plan Attached: ☒ Yes ☐ No  
(PROPOSED BROOKS HOLLOW ADDITION PLAT)  
This is a request for a variance from

Section V.C.5 of the SUBDIVISION Zoning Ordinance.

Property is located in PRESENT AG → PROPOSED R-1

Zoning District.

A. The existing situation is IN ORDER TO CONNECT TO EXISTING SUMMERWOOD DRIVE,  
A TRANSITION IS REQUIRED THAT WILL CAUSE THESE LOTS TO BE LESS  
THAN 150' DEEP.

B. Granting of this petition would permit A SMOOTH TRANSITION.

NEBRASKA STATE STATUES STATE IN PART THAT:  
"NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION  
OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF  
SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE  
FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING  
REGULATIONS."



TO THE CITY OF FREMONT, NEBRASKA,

[illegible]

ON THIS 10th DAY OF APRIL, A.D. 2014, THIS  
PLAY OF UEN HUNEI, THIRD ADDITION WAS APPROVED AND ACCEPTED BY THE  
PLANNING COMMISSION OF THE CITY OF HOLMONT, DODGE COUNTY, NEBRASKA.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014,  
BES PLAY OF BETH POINT THIRD ADDITION WAS APPROVED AND ACCEPTED  
BY RESOLUTION OF THE CITY COUNCIL, THE CITY OF FREMONT, DODGE  
COUNTY, NEBRASKA.

THE FOLLOWING VALUES WERE USED UNLESS OTHERWISE NOTED:

STREET RIGHT-OF-WAY WIDTH = 55.00'
FRONT YARD SETBACK = 25'
STREET SIDE YARD SETBACK = 15'

3. NO PRIVATE DRIVEWAY CONNECTIONS PERMITTED TO LUTHER ROAD.  
4. FOR DETAILED INFORMATION ON FOUND MONUMENTS AND SECTION  
CORNER TIES SEE RECORD SURVEY BY 0000, LS-503 DATED  
1974.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	5
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HERBY CERTIFY AS THE UNDERSIGNED REGISTERED  
AND SURETY, THAT I HAVE SURVEILED THE TRACT OF  
LAND SHOWN AND DESCRIBED HEREON, AND THAT  
EVIDENT MARKERS HAVE BEEN FOUND OR WILL BE  
FOUND AS DESCRIBED HEREON, WITHIN 60 DAYS OF THE  
FILING OF THIS PLAT AT THE COCLUE COUNTY REGISTER  
S. DILLON OFFICE.

Verfahren zur Gewinnberechnung

**Brooks Hollow Addition**  
TO THE CITY OF FREMONT  
DODGE COUNTY, NEBRASKA

### FINAL PLAT

SECTION LINE  
LOT LINE EXISTING  
LOT LINE PROPOSED  
SETBACK LINE  
EASEMENT LINE  
EASEMENT LINE  
CENTERLINE  
FUTURE LOT LINE  
CURVE NUMBER

DESIGNED NEGOTIATED  
SURVIVED THE TRACT OF

... AND THAT  
... FOUND OUT WALL, BE

MIN 60 DAYS OF THE  
SCHOOL COUNTY REGISTRATION

1

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1

10

## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** August 20, 2014

**SUBJECT:** Request of David and Jill Sellon, 1704 East Frederiksen, to allow a 4 foot overhang on a shed.

**Recommendation:** Recommends approval of the construction of a shed with a 4' overhang.

**Background:** This property is located at 1704 East Frederiksen. The applicants wish to construct a shed with a 4' overhang on one side, an amount that exceeds the allowable overhang. The location of the overhang is such that it projects into the center of the lot and in no way creates an encroachment on any setback lines.

**Required Findings:**

- (a) The strict application of the zoning regulations will produce an undue hardship.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance.
- (d) The granting of the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this zoning regulations.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.



signed to  
given applicant  
7-31-14  
David

Variance # \_\_\_\_\_

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS  
BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

Applicant Jill Sellen  
Site Address 1704 Fredrickson  
Phone Number 402 669 5251  
E-Mail jasellen@yahoo.com

Legal Description of Property Involved:

Lot 1 Block 1

Subdivision Lincoln Subdivision

Present/Future Use of Property

residence

Site Plan Attached: ☒ Yes ☐ No

This is a request for a variance from

Section 3939 of the Zoning Ordinance.

Property is located in R1

Zoning District. Residential Single Family

A. The existing situation is removing existing shed  
replace with new

B. Granting of this petition would permit a 4' overhang on  
shed - 10 x 15 - 150 sq feet

DO NOT WRITE IN THIS SPACE

DATE RECEIVED 7-31-14

SIGN POSTED 8-15-14

Board of Adjustment Action

HEARING DATE 8-25-14

APPROVED \_\_\_\_\_

CONDITIONS \_\_\_\_\_ (SEE ATTACHED)

LETTER SENT \_\_\_\_\_

FEE PD (\$60.00) ✓ yes

NEBRASKA STATE STATUTES STATE IN PART THAT:

"NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING REGULATIONS."

SEWON RESIDENCE

BACK

PATIO

18' STAIR

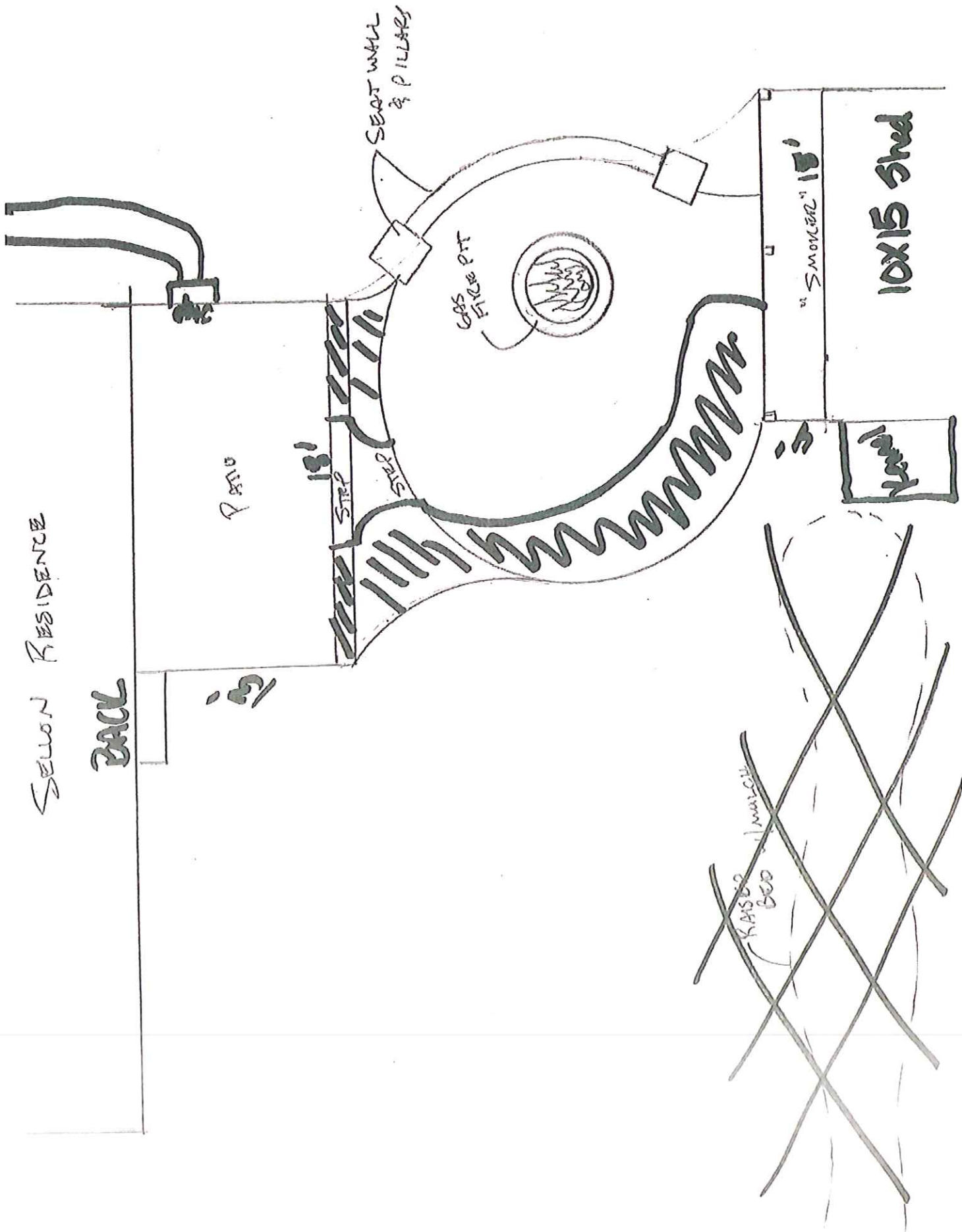
SEAT WALL & PILLARS

GAS FIRE PIT

SMOKE 15'

10X15 Shed

~~RAISED BED~~



## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** August 20, 2014

**SUBJECT:** Request of David Adler, 1335 Colson, to erect a garage that will create an insufficient side yard setback.

**Recommendation:** Recommend approval of the request subject to the conditions outlined below.

**Background:** This property is located at 1335 Colson Avenue. The applicant wishes to tear down the existing single car, detached garage that currently sits 3'-9" from the property line and replace it with an attached 2 car deep garage that is the same width and with the same side yard setback as the existing garage. In front of the new garage, the applicant would also like to construct a car port. The property is zoned R-2 and has a 5' side yard setback resulting in a request for a 1'-3" encroachment. The home to the south has an attached garage directly adjacent to this proposed garage and appears to be closer than 5' to the property line. There are multiple houses with carports along the block.

**Conditions:**

1. Garage be constructed with a 1 hour fire fall.
2. Overhang of the roof in the direction of the adjacent property shall be no more than 9"

**Required Findings:**

- (a) The strict application of the zoning regulations will produce an undue hardship.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance.
- (d) The granting of the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this zoning regulations.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.



Variance # \_\_\_\_\_

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS  
BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

Applicant Dave Adler  
Site Address 1375 Colson  
Phone Number 402-221-0388  
E-Mail \_\_\_\_\_

Legal Description of Property Involved:

Lot 12 Block \_\_\_\_\_

Subdivision Under

Present/Future Use of Property

Home

Site Plan Attached: / Yes \_\_\_\_\_ No \_\_\_\_\_

This is a request for a variance from

Section 3939 of the Zoning Ordinance.

Property is located in R2

Zoning District.

Moderate Density Residential

A. The existing situation is Storage; Need 2 car garage  
Plus

B. Granting of this petition would permit insufficient side yard  
3' 9" setback

DO NOT WRITE IN THIS SPACE

DATE RECEIVED 7-17-14

SIGN POSTED \_\_\_\_\_

Board of Adjustment Action

HEARING DATE 8-25-14

APPROVED \_\_\_\_\_

CONDITIONS \_\_\_\_\_ (SEE ATTACHED

LETTER SENT \_\_\_\_\_

FEE PD (\$60.00) credit/card

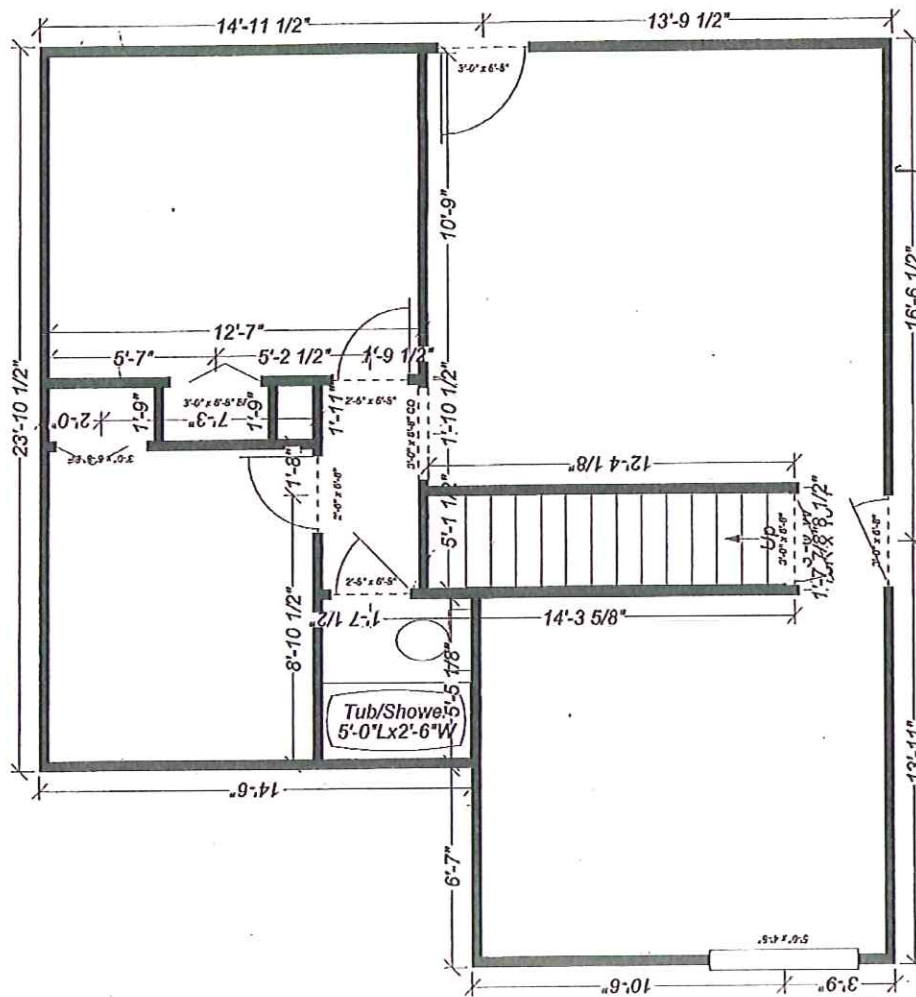
signs made 7-17-14  
& post on 8-15-14

NEBRASKA STATE STATUTES STATE IN PART THAT:

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North

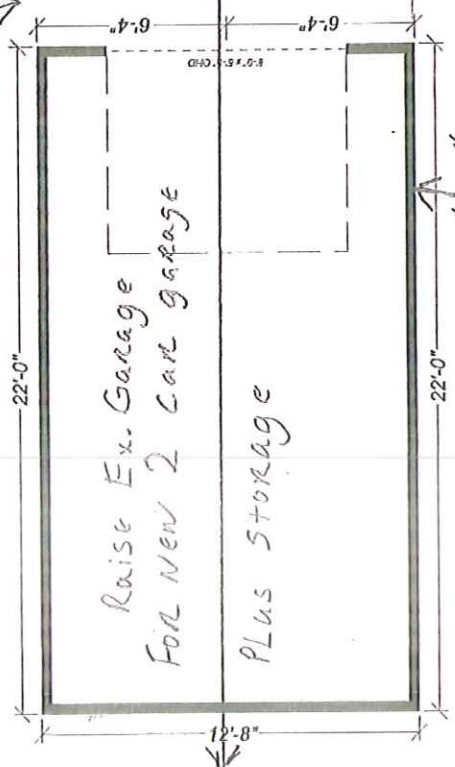
Dave + Jill Adler  
1335 Colson



Ex. 3' opening  
to be walled off  
future con.

Proposed carport?

Proposed  
Attached Garage  
to house structure



1335 Colson





## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** August 20, 2014

**SUBJECT:** Request of Dan Jespersen, DJ's Bar and Grill, 415 South Main, to erect an addition that will create insufficient front, rear and side yard setbacks.

**Recommendation:** Recommend continuation of this request so that more detailed drawings and plans can be provided to better show what the addition will be.

**Background:** This property is located at 415 South Main Street. The applicant wishes to construct an addition to the existing bar and grill on the south side of the existing building. The front of the existing building sits directly on the right-of-way line for Main Street, as does the adjacent building to the north. Due to the way Main Street turns to the west as you go south in front of this building, any addition to the south side of this structure would have to be built within the 25' street yard setback. This building was very likely constructed prior to the General Industrial zoning that now exists for this area. At the time of its construction, zero setbacks, like those in the downtown area, were likely permissible.

**Required Findings:**

- (a) The strict application of the zoning regulations will produce an undue hardship.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance.
- (d) The granting of the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this zoning regulations.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.

*Agenda*

Variance # \_\_\_\_\_

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS  
BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

*emailed  
7.14.14  
combine lots  
1st - Pln Comm.*

Applicant Dan Jespersen  
Site Address 415 S main street  
Phone Number 402-721-2001  
E-Mail DJespersen@Hotmail.com  
Legal Description of Property Involved: part of ~~Block~~ LOT 3  
Lot 2 Block 8  
Subdivision Turner's  
Present/Future Use of Property  
restaurant

DO NOT WRITE IN THIS SPACE	
DATE RECEIVED	<u>7-3-14</u>
SIGN POSTED	_____
Board of Adjustment Action	
HEARING DATE	_____
APPROVED	_____
CONDITIONS	(SEE ATTACHED)
LETTER SENT	_____
FEE PD (\$60.00)	<u>7-3-14</u> <i>RET # 5128</i>

Site Plan Attached: ☒ Yes ☐ No

This is a request for a variance from  
Section 3939 of the Zoning Ordinance.

Property is located in General Industrial

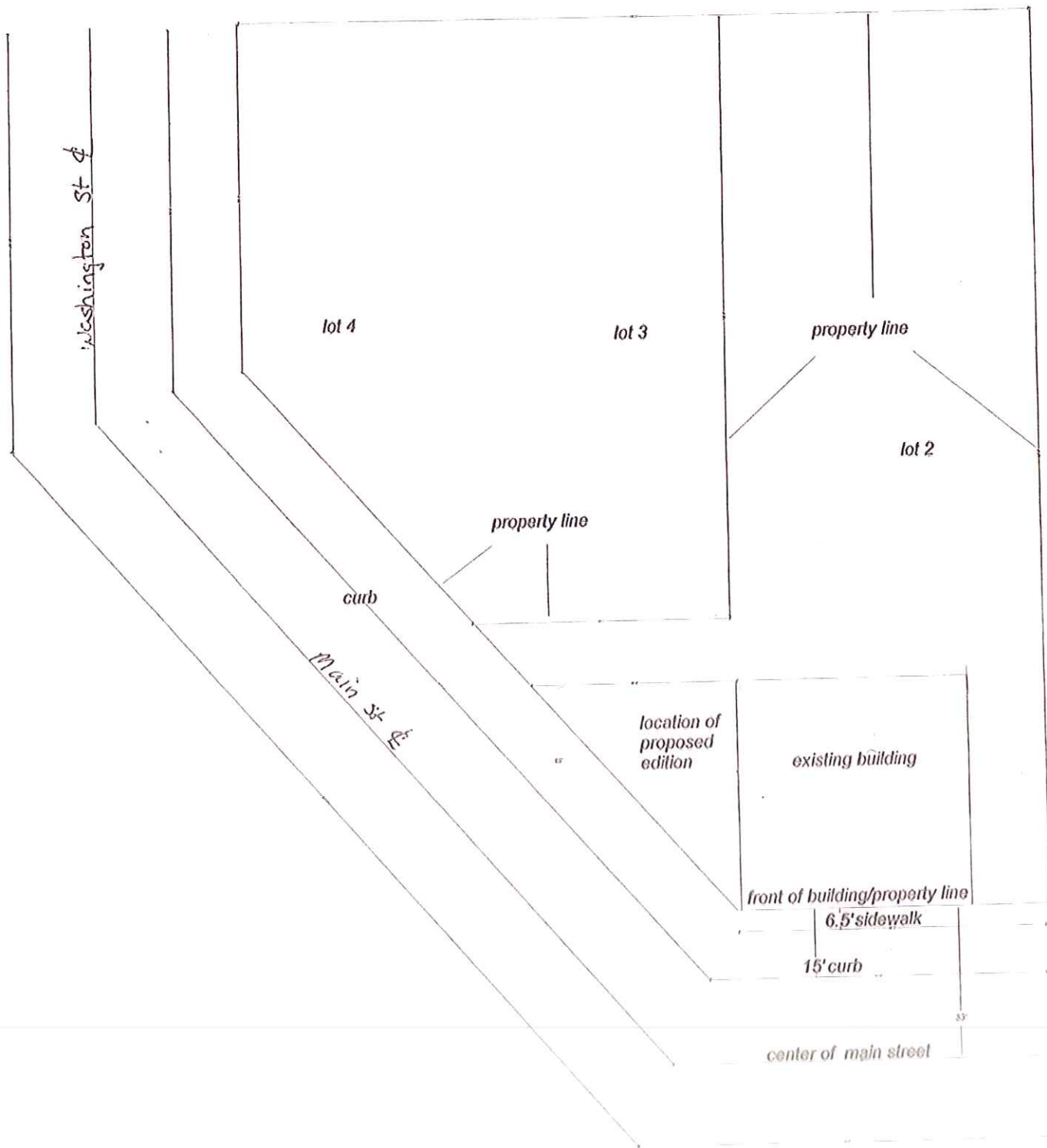
Zoning District.

A. The existing situation is 25' Front & rear side yard setback

B. Granting of this petition would permit 0' Front & rear side yard setback

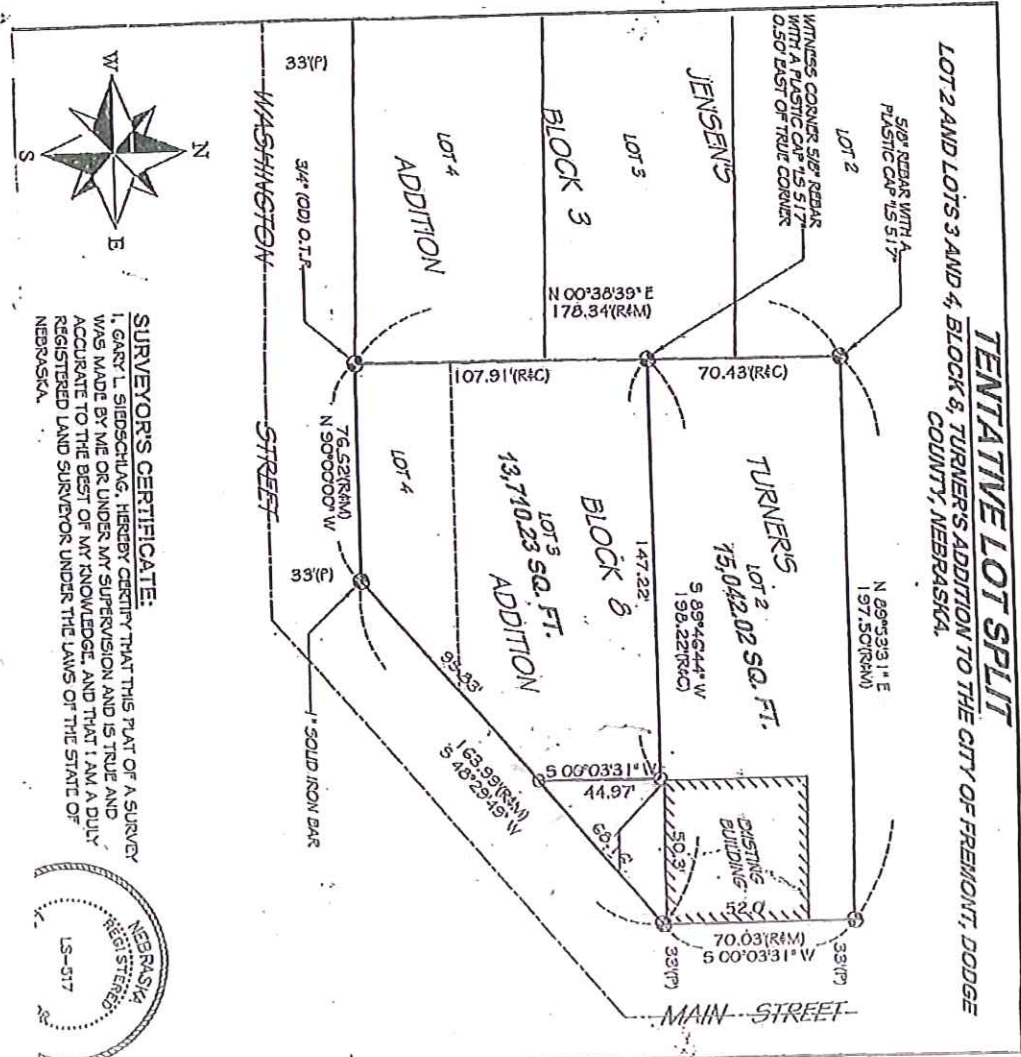
NEBRASKA STATE STATUTES STATE IN PART THAT:  
"NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING REGULATIONS."

north →

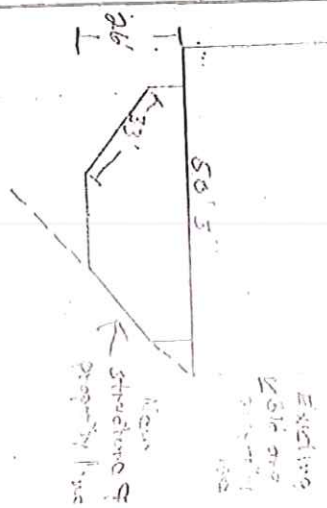




# **TENTATIVE LOT SPLIT** **LOT 2 AND LOTS 3 AND 4, BLOCK 3, TURNER'S ADDITION TO THE CITY OF FREMONT, DODGE COUNTY, NEBRASKA.**



**SURVEYOR'S CERTIFICATE:**  
 I, GARY L. SIEDSCHLAG, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



## STAFF REPORT

**TO:** Board of Adjustment

**FROM:** Justin Zetterman, Interim Planning Director

**DATE:** July 15, 2014

**SUBJECT:** Request of Janet Wilcox, 1104 West 1<sup>st</sup> Street, to allow for a handicap ramp to be partially covered which would encroach on the front yard setback.

**Recommendation:** Move to deny this request and recommends constructing a roof that maintains a 25' setback with an allowable overhang into setback.

**Background:** This property is located at 1104 West 1<sup>st</sup> Street. The home currently has an accessible ramp constructed out of wood to the front door of the house. The applicant would like to cover a portion of this stoop and walkway. This roof section would extend into the front yard setback. Based upon drawings and dimensions provided by the applicant, the front face of the posts used to support this roof structure will extend 10' beyond the front of the existing house. Currently the house is setback 31'-6" with a 25' required front yard setback. This would mean that the proposed structure would encroach 3'-6" into the front yard setback.

### Required Findings:

- (a) The strict application of the zoning regulations will produce an undue hardship.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance.
- (d) The granting of the variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this zoning regulations.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.

Janet

Variance # \_\_\_\_\_

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS

BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE

Applicant Janet Wilcox  
Site Address 1104 W 1st Street  
Phone Number 402-708-2676  
E-Mail \_\_\_\_\_

Legal Description of Property Involved:  
Lot 6 Block 7  
Subdivision Westside

Present/Future Use of Property  
Single Family Residential

Site Plan Attached: X Yes \_\_\_\_\_ No \_\_\_\_\_

This is a request for a variance from

Section 4 Table 4-2 of the Zoning Ordinance.

Property is located in R2

Zoning District.

A. The existing situation is house w/ ADA Ramp attached to the front door

B. Granting of this petition would permit additional roof overhang  
an additional 6' ENCROACHMENT  
OF front yard 25 setback TO 19'0 SETBACK,

DO NOT WRITE IN THIS SPACE

DATE RECEIVED 6-9-14

SIGN POSTED \_\_\_\_\_

Board of Adjustment Action

HEARING DATE ~~6-23~~ 7-28-14

APPROVED \_\_\_\_\_

CONDITIONS \_\_\_\_\_ (SEE ATTACHED


LETTER SENT \_\_\_\_\_

FEE PD (\$60.00) visa credit  
CARD

NEBRASKA STATE STATUES STATE IN PART THAT:

"NO VARIANCE SHALL BE AUTHORIZED UNLESS THE BOARD FINDS THAT THE CONDITION OR SITUATION OF THE PROPERTY CONCERNED OR THE INTENDED USE OF THE PROPERTY IS NOT OF SO GENERAL OR RECURRING A NATURE AS TO MAKE REASONABLY PRACTICABLE THE FORMULATION OF A GENERAL REGULATION TO BE ADOPTED AS AN AMENDMENT TO THE ZONING REGULATIONS."





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